

33-440

Propane Tank

0.675 Acre +/-
105 ft x 280 ft Approx

Museum

Irvington Commons

PortaPotties

VIA Shed

Playground

Chesapeake Drive

(Boundary Lines are Approximate)

Parties acknowledge this purchase agreement is for both Parcel #33-440 (list price of \$85,000.00) and Parcel #33-441 (list price of \$339,000.00).

30. **ACCEPTANCE:** This Contract, when signed by Purchaser, shall constitute an offer to enter into a bilateral contract, and the offer shall remain in effect unless earlier withdrawn, until 10 pm (local time in Virginia), on March 17, 2026 (date). If not accepted by such time, this offer shall be null and void.

31. **ELECTRONIC SIGNATURES.** ^{Initial} ASMD ^{DS} TL If this paragraph is initialed by both parties, then in accordance with the Uniform Electronic Transactions Act (UETA) and the Electronic Signatures in Global and National Commerce Act, or E-Sign, regarding electronic signatures and transactions, the parties do hereby expressly authorize and agree to the use of electronic signatures as an additional method of signing and/or initialing this Agreement and any addenda or amendments. The parties hereby agree that either party may sign electronically by utilizing an electronic signature service.

32. **WIRE FRAUD ALERT.** Criminals are hacking email accounts of real estate agents, title companies, settlement attorneys, and others, resulting in fraudulent wire instructions being used to divert funds to the account of the criminal. Purchaser and Seller are advised to not wire any funds without personally speaking with the intended recipient of the wire to confirm the routing number and the account number. Neither Purchaser or Seller should send personal information such as Social Security numbers, bank account numbers, and credit card numbers except through secured email or personal delivery to the intended recipient. **To report wire fraud and internet crime complaints go to <https://www.ic3.gov>.**

PURCHASER:

SELLER:

DATE / PURCHASER

DATE / SELLER

3/17/2026 **Crispy Concepts LLC**
Signed by:
Heather Sheehan, Managing Director

3/17/2026 **Mary Audrey Lowery**
DocuSigned by:
Tim Lowery

DATE / PURCHASER
Heather Sheehan, Managing Director

DATE / SELLER
Tim Lowery, Executor of Estate

DATE / PURCHASER

DATE / SELLER

DATE / PURCHASER

DATE / SELLER

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STOKES PROPANE SERVICE

PO BOX 364
WICOMICO CHURCH, VA 22579
+18045804044
STOKESPROPANESERVICE@YAHOO.COM

ESTIMATE

ADDRESS
PHIL. ROBINSON
182 KING CARTER DRIVE
IRVINGTON, VA 22480

SHIP TO
PHIL. ROBINSON
182 KING CARTER DRIVE
IRVINGTON, VA 22480

ESTIMATE # 2953 DATE 03/31/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	6LP2024	ASME STEEL PROPANE TANK 320 GALLON UNDERGROUND TANK	1	3,638.93	3,638.93
	10LP1386	MAGNESIUM ANODE BAG 17# MAGNESIUM ANODE BAG	1	216.31	216.31
	TANK BURIAL 320-500 UG	BURY 320-500 UG	1	800.00	800.00
	PROPANE (OR FILLING STATION BY THE GAL.)	PROPANE	260	3.00	780.00
	LABOR CHARGE	LABOR CHARGE	1	800.00	800.00
	1/2 COPPER GAS LINE	1/2" COATED COPPER GAS LINE AND RIZER	1	300.00	300.00

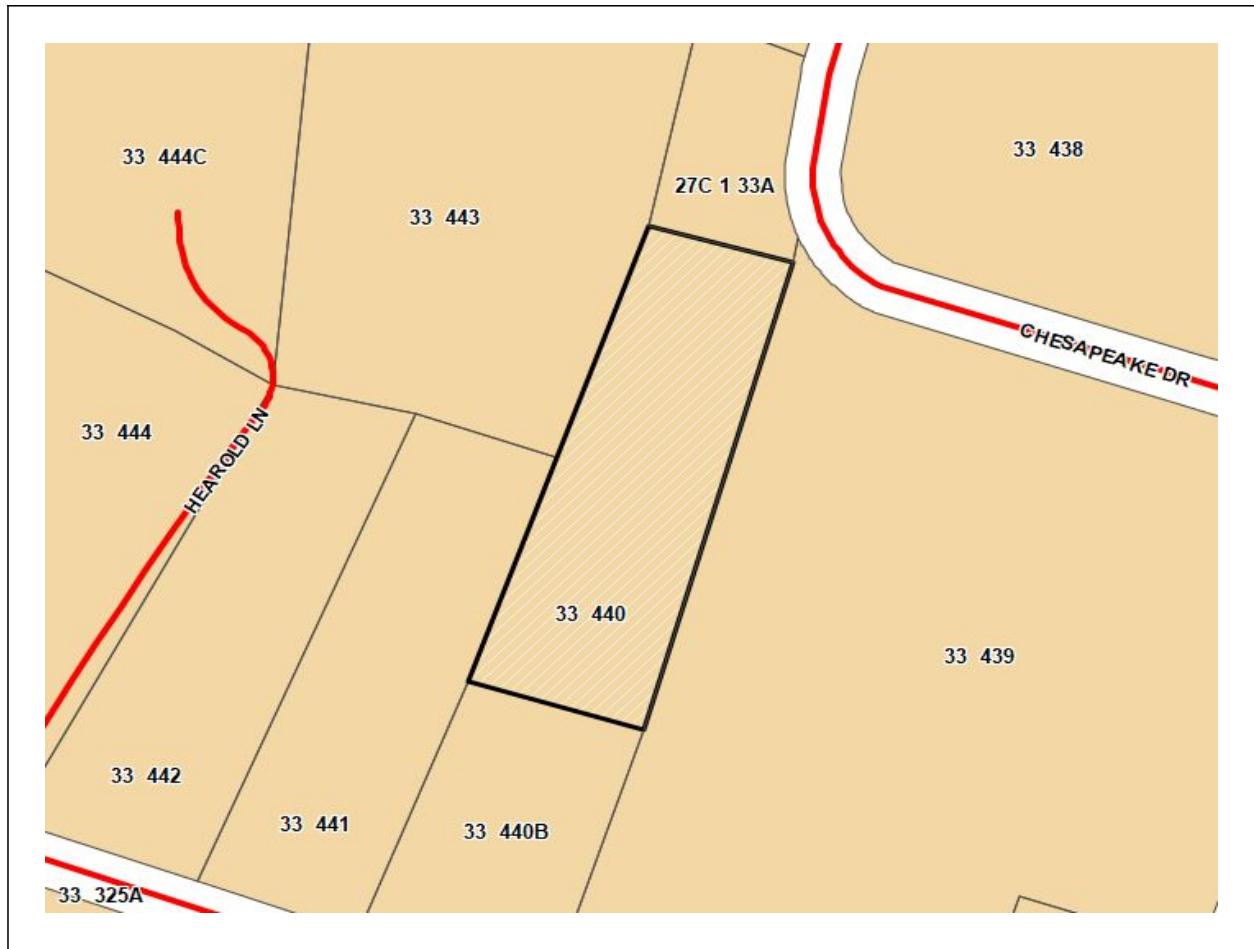
SUBTOTAL	6,535.24
TAX	0.00
TOTAL	\$6,535.24
	-\$780.00
	\$5755.24

Accepted By

Accepted Date

There will be a 4% transaction fee for all credit card transactions over the phone and in person. For your convenience and to avoid this fee we also accept Cash and Checks. Thank you!

Lancaster County GIS Parcel Data Report



Parcel Number:	33 440
Owner Name:	LOWERY MARY AUDREY
Address:	P O BOX 305
	IRVINGTON VA 22480
Property Description:	IRVINGTON .675 AC
Acreage:	.675
Land Value:	75000
Improvements Value:	0
Total Value:	75000
Deed Book/Page:	411/0618
Date Last Sold:	12/01/1998

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